

DOUGLAS COUNTY, NV **2017-901539**  
RPTT:\$1560.00 Rec:\$16.00  
\$1,576.00 Pgs=3 07/19/2017 08:51 AM  
TICOR TITLE - RENO (COMMERCIAL)  
KAREN ELLISON, RECORDER

Assessor's Parcel Nos.: 1320-32-702-020  
*Escrow no. 01701818-CD*  
REQUESTED BY, MAIL TAX  
STATEMENTS TO, AND WHEN  
RECORDED MAIL TO:

Robert Fliegler, M.D.  
Carson City Community Counseling Center  
205 S. Pratt Avenue  
Carson City, NV 89701

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per N.R.S. 239B.030.

\_\_\_\_\_  
Signature of Declarant or Agent

**GRANT, BARGAIN AND SALE DEED**

For value received, **Stuart S. Drange and Janice L. Drange, Trustees of the Drange Family Revocable Trust dated July 9, 1997**, referred to herein as "Grantor," hereby grants, bargains and sells to **Carson City Community Counseling Center**, a Nevada non-profit corporation, referred to herein as "Grantee," all of Grantor's right, title, and interest in the real property located in Gardnerville, County of Douglas, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Real Property").

THE REAL PROPERTY is conveyed subject only to the following liens and encumbrances:

A. The lien or liens for non-delinquent general and special state, county, and municipal taxes and assessments for the fiscal year July 1, 2017, through June 30, 2018, including the lien of non-delinquent supplemental property taxes.

B. Reservations, exceptions and provisions contained in the patent from the United States of America, and in the acts authorizing the issuance thereof recorded July 22, 1919 as Document No. 2067 of Patent Records.

C. That certain Roadway Agreement recorded February 1, 1983 as Document No. 75651 which was re-recorded on July 15, 1987 as Document No. 158294 in the Official Records of Douglas County, Nevada.

D. That certain Agreement for Restrictive Covenant recorded on July 14, 2014 as Document No. 846506 of Official Records of Douglas County, Nevada.

E. Matters set forth on ALTA/NSPS Land Title Survey prepared by Meridian Surveying & Mapping, Inc. dated June 13, 2017.

THE REAL PROPERTY IS CONVEYED together with all improvements located on the Real Property, the tenements, hereditaments, and appurtenances of the Real Property, including all water and water rights appurtenant thereto, and all oil, gas and mineral rights appurtenant thereto, and the rents, issues and profits thereof.

Dated this 12 day of July, 2017.

GRANTOR:

Drange Family Revocable Trust dated July 9, 1997

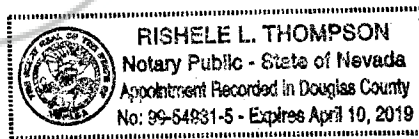
By: [Signature]  
Stuart S. Drange, Trustee

By: [Signature]  
Janice L. Drange, Trustee

STATE OF NEVADA )  
 ) ss.  
COUNTY OF Douglas )

This Grant, Bargain and Sale Deed was acknowledged before me on 7/12/17, 2017, by Stuart S. Drange and Janice L. Drange, Trustees, of the Drange Family Revocable Trust dated July 9, 1997.

[Signature]  
Notary Public



**EXHIBIT A**

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Lying and being within the exterior boundaries of Section 32, Township 13 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Commencing at a point on the Southerly side of the County Road running through the town of Gardnerville, County of Douglas, State of Nevada and at a point sixty four feet (64) Northwesterly from the Northwesterly corner of the lot now owned by Martin Sorensen, the PLACE OF BEGINNING;

Thence at right angle in a Southerly direction along the Westerly side of the lot deeded to H.D. Bruns and R.M. Kyle on April 6, 1917, a distance of two hundred feet (200);

Thence at right angle in a Westerly direction sixty four (64) feet;

Thence at right angle in a Northerly direction two hundred (200) feet to the County Road;

Thence at right angle in an Easterly direction along the Southerly side of the County Road sixty four (64) feet to the PLACE OF BEGINNING.

EXCEPTING THEREFROM: Any portion thereof lying within the boundaries of Main Street (U.S. Highway 395).

APN: 1320-32-702-020

Document No. 740016 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

a) 1320-32-702-020  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

**2. Type of Property:**

- a)  Vacant Land      b)  Single Fam. Res.  
 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg            f)  Comm'l/Ind'l  
 g)  Agricultural        h)  Mobile Home  
 i)  Other [ ] \_\_\_\_\_

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$400,000.00  
 Transfer Tax Value \$[ ]  
 Real Property Transfer Tax Due: \$400,000.00  
\$1560.00

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section [ ]  
 b. Explain Reason for Exemption: [ ]

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity Grantor  
 Signature [Signature] Capacity Grantor

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Stuart S. Drange and Janice L. Drange,  
Trustees of the Drange Family Revocable Trust dated  
July 9, 1997, and any amendments thereto

Address: 900 Foothill Road  
Gardnerville, NV 89460

Print Name: Carson City Community Counseling  
Center, a Nevada non-profit corporation

Address: 205 S. Pratt Avenue  
Carson City, NV 89701

**COMPANY/PERSON REQUESTING RECORDING  
(REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: Ticor Title of Nevada, Inc.  
 Address: 5441 Kietzke Lane, Suite 100  
 City, State, Zip: Reno, NV 89511

Escrow #: 1701818-CD

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

